

PRELIMINARY
FOR REVIEW

MINUTES

STATE BUILDING COMMISSION MEETING

OCTOBER 12, 2006

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:16 a.m.	Department of Agriculture	Commissioner Ken Givens
11:17 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:20 a.m.	Military Department	General David Greer
11:22 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:25 a.m.	Department of Finance and Administration	
11:38 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Riley Darnell, Secretary of State

OTHERS PRESENT

Mike Fitts, State Architect	Keith Brent, Military Department
Georgia Martin, Dept of Finance and Administration	Dennis Raffield, THEC
Charles Garrett, Department of Finance and Administration	Pat Haas, Bond Finance
Charles Harrison, Comptroller's Office	George Brummett, Department of Finance and Administration
Mark Wood, Secretary of State's Office	Nancy Blevins, Department of Finance and Administration
David Thurman, Legislative Budget Office	Tom Robinson, Department of Correction
Janie Porter, Attorney General's Office	Larry Maxwell, Department of Agriculture
Genie Whitesell, Attorney General's Office	Dwight Hensley, Department of Environment and Conservation
Jerry Preston, Tennessee Board of Regents	Jerry Lee, Department of Finance and Administration
Diane Uhler, Tennessee Board of Regents	
Tim Stewart, Military Department	

Minutes of Meeting of State Building Commission

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Connie Wallace, AIA TN

Lisa Powers, Hanscomb/Real Property

Administration

Steve Westerman, Department of Finance and

Administration

Claire Drowota, Select Oversight Committee on

Correction

Ashley Craig Watkins, Geo-Marine, Inc.

Sam Gaddipati, Department of Environment and

Conservation

Jim Poff, Department of Environment and

Conservation

Lieutenant Governor Wilder called the meeting to order at 11:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF AGRICULTURE

11:16 a.m.

Commissioner Ken Givens requested action on the following matter.

ELLINGTON AGRICULTURAL CENTER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Amphitheater** at Ellington Agricultural Center, Nashville, with work to be accomplished by the Department with in-house labor.

Estimated Project Cost: \$3,600.00

SBC Project No. 100/000-02-2006

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:17 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

TIMS FORD STATE PARK, FRANKLIN COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Visitor Center / Park Office** at Tims Ford State Park, Franklin County, and the selection of Taylor Neuhoff Architects to design and supervise the project.

Estimated Project Cost: \$828,000.00
SBC Project No. 126/092-01-2006

EDGAR EVINS STATE PARK, DEKALB COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Cabin Replacement Unit C** at Edgar Evins State Park, DeKalb County, and the selection of Archistructures, Inc. to design and supervise the project.

Estimated Project Cost: \$945,000.00
SBC Project No. 126/018-01-2006

PARIS LANDING STATE PARK, HENRY COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Carpet Replacement** at the inn and cabins at Paris Landing State Park, Henry County, Tennessee.

Estimated Project Cost: \$125,000.00
SBC Project No. 126/075-01-2006

MONTGOMERY BELL STATE PARK, DICKSON COUNTY, TENNESSEE

- 1) Approved a request to partner with TVA for the installation of a geo-thermal system at Montgomery Bell State Park for the **Cabins Replacement** project, and utilization of the selected systems and subcontractors by TVA.

SBC Project No. 126/054-01-2005

DAVID CROCKETT STATE PARK, LAWRENCE COUNTY, TENNESSEE

- 1) Approved a request to partner with TVA for the installation of a geo-thermal system at David Crockett State Park for the **New Cabins** project, and utilization of the selected systems and subcontractors by TVA.

SBC Project No. 126/033-01-2006

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MILITARY DEPARTMENT

11:20 a.m.

General David Greer requested action on the following matters.

KINGSPORT ARMED FORCES RESERVE CENTER, KINGSPORT, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Kingsport Armed Forces Reserve Center** at Kingsport, and the selection of Shaw & Shanks Architects / Reedy & Sykes Architecture, a joint venture, to design and supervise the project.

Estimated Project Cost: **\$16,000,000.00**
SBC Project No. 361/046-01-2006

TEMA RENOVATIONS, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,750,000.00 to \$2,580,000.00 (\$830,000.00 increase) of a project for **TEMA Renovations** at Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: **\$2,580,000.00**
SBC Project No. 361/067-01-2005

SMYRNA ARMED FORCES RESERVE CENTER, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgement of the source of funding from \$14,077,119.00 to \$14,577,119.00 (\$500,000.00 increase) of a project for **Armed Forces Reserve Center** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: **\$14,577,119.00**
SBC Project No. 361/079-05-1999

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TENNESSEE BOARD OF REGENTS

11:22 a.m.

Vice Chancellor David Gregory requested action on the following matters.

East Tennessee State University, Johnson City

- 1) Approved a request for a revision in estimated project cost from \$20,000,000.00 to \$20,200,000.00 (a \$200,000.00 increase) and acknowledgement of source of funding for **New Dormitory** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: **\$ 20,200,000.00**
SBC Project No. 166/005-06-2004

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved the participation in the development of MT Boulevard, approval to allocate funding, and authorization to proceed with a project for **MT Boulevard Widening** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: **\$10,350,000.00**
SBC Project No. 166/009-02-2006

Tennessee State University, Nashville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$19,682,749.81 to \$22,182,749.81 (a \$2,500,000.00 increase) and acknowledgement of source of funding for **Avon Williams Campus Improvement** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: **\$ 22,182,749.81**
SBC Project No. 166/001-05-2001

- 2) Approved a request for a revision in estimated project cost and funding from \$9,000,000.00 to \$10,090,000.00 (a \$1,090,000.00 increase) and acknowledgement of source of funding for **RaSP Building New Construction** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: **\$10,090,000.00**
SBC Project No. 166/001-02-2003

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$ 350,000.00 to \$410,000 (a \$60,000.00 increase), acknowledgement of source of funding, and acceptance of a gift-in-place construction for **Johnson Hall Renovation** for Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost:

\$ 410,000.00

SBC Project No. 166/011-02-2005

Walters State Community College, Morristown, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction for **Agribusiness Pavilion Multi-Use Expansion** at Walters State Community College in Morristown, Tennessee.

Estimated Project Cost:

\$ 1,000,000.00

SBC Project No. 166/023-03-2006

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:25 a.m.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$11,960,000.00 to \$15,000,000.00 (\$3,040,000.00 increase) of a project for **Environmental Consulting / Abatement Services**, statewide.

Revised Estimated Project Cost: **\$15,000,000.00**
SBC Project No. *529/000-03-2002*

- 2) Mr. Fitts presented a request for approval of a revision in estimated project cost and funding and acknowledgment of the source of funding from \$3,400,000.00 to \$6,162,000.00 (\$2,762,000.00 increase) of a project for **Management Assistance**, statewide. Speaker Naifeh asked why this request for monies was not in the original project. Mr. Fitts replied that these were the estimated costs needed for various projects administered by Real Property Administration, primarily for the large projects under Mental Health and Corrections. Commissioner Goetz commented that the level of management that is being required at the Morgan County Correctional Center was beyond the scope of the project as well as at the Memphis Mental Health Institute. Speaker Naifeh asked if everyone was comfortable with the level of management assistance support. Charles Garrett responded that, as far as he knew, they were. Comptroller Morgan made a motion that this item be sent to the Executive Subcommittee for review and approval to make sure everyone has a clear, common understanding of the need for the increase. Both Speakers expressed their interest in the matter and asked that the Subcommittee review the request and report back their recommendation at the next meeting of the Commission. Speaker Naifeh made a motion to amend Comptroller Morgan's motion to that effect. The motion passed without objection.

SBC Project No. *529/000-09-2003*

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Approved a request to allocate funding and authorization to proceed with a project for **New Electrical Service & Generator** at the Tennessee State Capitol, Nashville, Tennessee.

Estimated Project Cost: **\$2,420,000.00**
SBC Project No. *529/005-02-2003*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,150,000.00 to \$1,650,000.00 (\$500,000.00 increase) of a project for **Exterior Repairs** at the Tennessee State Capitol, Nashville, Tennessee.

Speaker Naifeh asked Mr. Fitts whether or not they intended to replace the cracked stones at the Legislative Plaza entrance on Sixth Avenue. Mr. Fitts said they did not previously address the issue because it needed to be a part of the bollard project, which was delayed because of budget problems. He said the work will be included in the recently funded project for Sixth Avenue entrance improvements. Speaker Naifeh asked if it would be done before the Legislature went back into session and, if not, why didn't they time it so it would be. Mr. Fitts responded that they had to wait on the appropriated dollars and that it was currently in design, but would not be completed prior to next session.

Revised Estimated Project Cost: **\$1,650,000.00**
SBC Project No. 529/005-01-2004

SPECIAL ITEM

- 1) Mr. Fitts distributed a handout and discussed House Bill 111 that was passed in the last Legislative session and the Governor's Executive Order No. 41 as they relate to employing and **contracting with illegal immigrants**. Treasurer Sims commented that the State has always had contracts that require conformance with the State laws and they are now putting them on specific notice. Comptroller Morgan commented that the language fits with what the statute requires to be effective January 1, 2007. Commissioner Goetz stated that the Executive Order is a little more restrictive than the basic law. No action was required.
- 2) Treasurer Sims brought up from the floor an issue of concern. He said that one of the comments he receives from the architectural and engineering community is about their relationship with the **State Fire Marshal's Office**; timelines, funding requirements changing during process, etc. He said he believes there is a reason for legitimate criticism on both sides; State projects are required to come through the State Fire Marshal's Office, and that review can take up to six months. He said he doesn't know what the solution is and there's been talk of conducting educational seminars for the design and construction industry. He then requested the State Architect and Real Property Administration to follow up with the Department of Commerce & Insurance to see if they can't bring about improvements to address the problems. Speaker Naifeh commented that he, being involved more on the local level, gets complaints on this issue and he supported what Treasurer Sims had requested. Treasurer Sims further asked that staff work together and bring back suggestions regarding this issue and, if it is a funding problem, it might need to be addressed during this budget cycle. Comptroller Morgan commented that he knew, with school plans, it is a struggle to get them done. Mr. Fitts stated that they have had preliminary discussions with RPA, the University of Tennessee, Tennessee Board of Regents and the State Fire Marshal's Office. He added that Deputy Commissioner Scott White has been working hard with the group to address the issues. Mr. Fitts said money always helps, but it doesn't necessarily solve all the problems. He said he thought having the Building Commission's support will help solve the issue. Treasurer Sims said that after the staff gets together, he would like some level of involvement of the Executive Subcommittee. He commented that he didn't think anyone on the SBC was suggesting that the State circumvent life safety issues, but that receiving timely answers was an objective.

DISCUSSION OF BIDS

- 1) **TN Rehabilitation Center**
(J Building Roof Replacement/Repair)
SBC Project No. 422/006-01-2005
Bid date: 12 October 2006
SBC Action: Referred to Subcommittee, with authority to act

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 14, 2006.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **University of Memphis**
(CFC Chiller Replacements)
Change Order No. 5
Change Order Amount: \$18,084.26
Change Order Percent: 2.02
Cumulative Percent 10.67
SBC Project No. 166/000-02-2001
- 2) **Tennessee State University**
(Avon Williams Campus Improvements)
Change Order No. 3
Change Order Amount: \$13,925.25
Change Order Percent: 4.55
Cumulative Percent 12.13
SBC Project No. 166/001-05-2001
- 3) **Tennessee State University**
(Electrical Distribution System Updates)
Change Order No. 1
Change Order Amount: \$222,819.77
Change Order Percent: 16.31
Cumulative Percent 16.31
SBC Project No. 166/001-03-2005
- 4) **University of Memphis**
(Upper Floor Build-out Wilder Tower)
Change Order No. 3
Change Order Amount: \$1,444.45
Change Order Percent: .46
Cumulative Percent 13.20
SBC Project No. 166/007-12-2005

- 5) **Jackson State Community College**
(Student Rec Cntr & A Building Roof Replacement)
Change Order No. 1
Change Order Amount: \$277,680.97
Change Order Percent: 40.6
Cumulative Percent 40.6
SBC Project No. 166/019-05-2005

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on August 25, 2006.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

1. **Tims Ford State Park**
(Visitor Center / Park Office)
Estimated Project Cost: \$828,000.00
SBC Project No. 126/092-01-2006
Designer: **TAYLOR NEUHOFF ARCHITECTS**
2. **Edgar Evins State Park**
(Cabin Replacement Unit C)
Estimated Project Cost: \$945,000.00
SBC Project No. 126/018-01-2006
Designer: **ARCHISTRUCTURES, INC.**
3. **National Guard Armory – Kingsport**
(Armed Forces Reserve Center)
Estimated Project Cost: \$16,000,000.00
SBC Project No. 361/046-01-2006
Designer: **SHAW & SHANKS ARCHITECTS /
REEDY & SYKES ARCHITECTURE, JV**

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There being no further business, the meeting adjourned at 11:40 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration